

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-36436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC - Request for a Major Amendment to a previously approved Special Use Permit (U-0109-99) FOR A PROPOSED 11,734 SQUARE-FOOT EXPANSION TO AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 300 FEET, INCLUDING A HIGHWAY (I-15) WITH A MINIMUM RIGHT-OF-WAY WIDTH OF 100 FEET, WHERE 1500 FEET IS THE MINIMUM REQUIRED FROM A SIMILAR USE at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 15 and 16.

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STEVE GEBEKE, Planning and Development, stated that the addition will provide employee facilities and additional entertainment options. The applicant has requested a waiver of the landscaping buffer standards along the small portion of the east perimeter adjacent to an existing driveway. The waiver request is minor in nature and is mitigated by the additional landscaping added around the perimeter of the site.

MR. GEBEKE noted that the addition represents a 46 percent increase in the floor area resulting in the requirement for a new special use permit for the existing tavern use. The request waiver of the required distance separation requirement from a similar tavern use is appropriate for the site, as it does not represent a lesser separation that currently exists and will be separated by a similar use by the I-15 corridor. For these reasons, staff recommended approval. If denied, the proposed addition will not be permitted in the existing sexually oriented business and the liquor establishment tavern will remain as is.

WINSTON HENDERSON, Architect, appeared on behalf of the applicant and concurred with staff's conditions.

TODD FARLOW appeared in support.

COMMISSIONER TRUESDELL verified with MR. HENDERSON that the addition would be used for meetings and the entertainment area would allow for larger events. The applicant is committed to Las Vegas, is making a substantial investment and is confident in the future of the community.

COMMISSIONER QUINN clarified that the addition of the 11,000 square feet will include additional handicap spaces.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 15 and 16.